



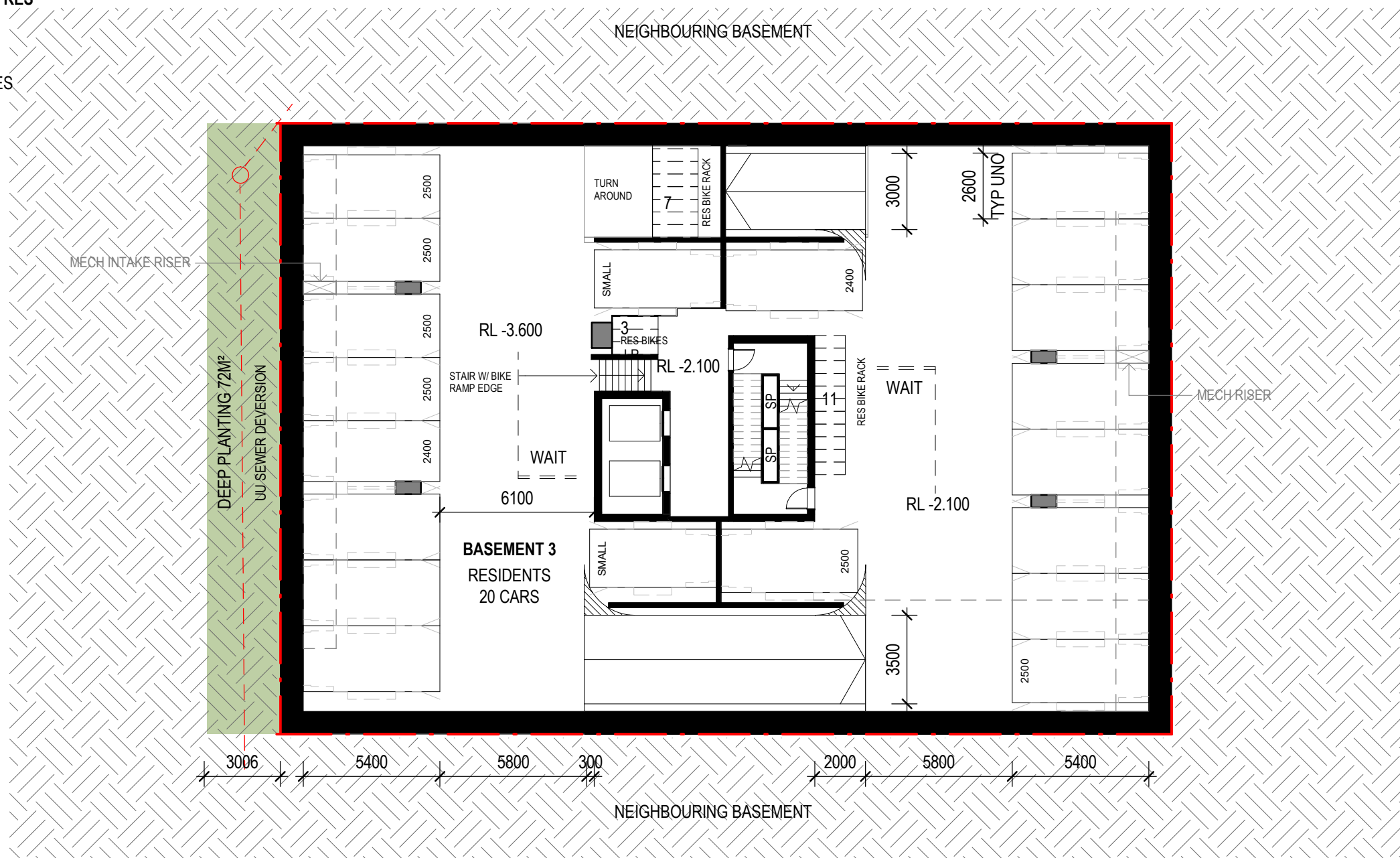
CARS		
BASEMENT 3	20 RES	
BASEMENT 2	20 RES	
BASEMENT 1	5 VIS 13 RES	
GROUND	4 VIS	
PODIUM 1	19 RES	
PODIUM 2	20 RES	

TOTAL 10 VIS 89 RES

TOTAL 99 CARS

BIKES 14 VIS 65 RES

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 24/06/2024
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 A006555369



BASEMENT 03



CLIENT:
FORTIS
 PROJECT:
KYABRA ST
 ADDRESS:
 12 KYABRA ST, NEWSTEAD QLD

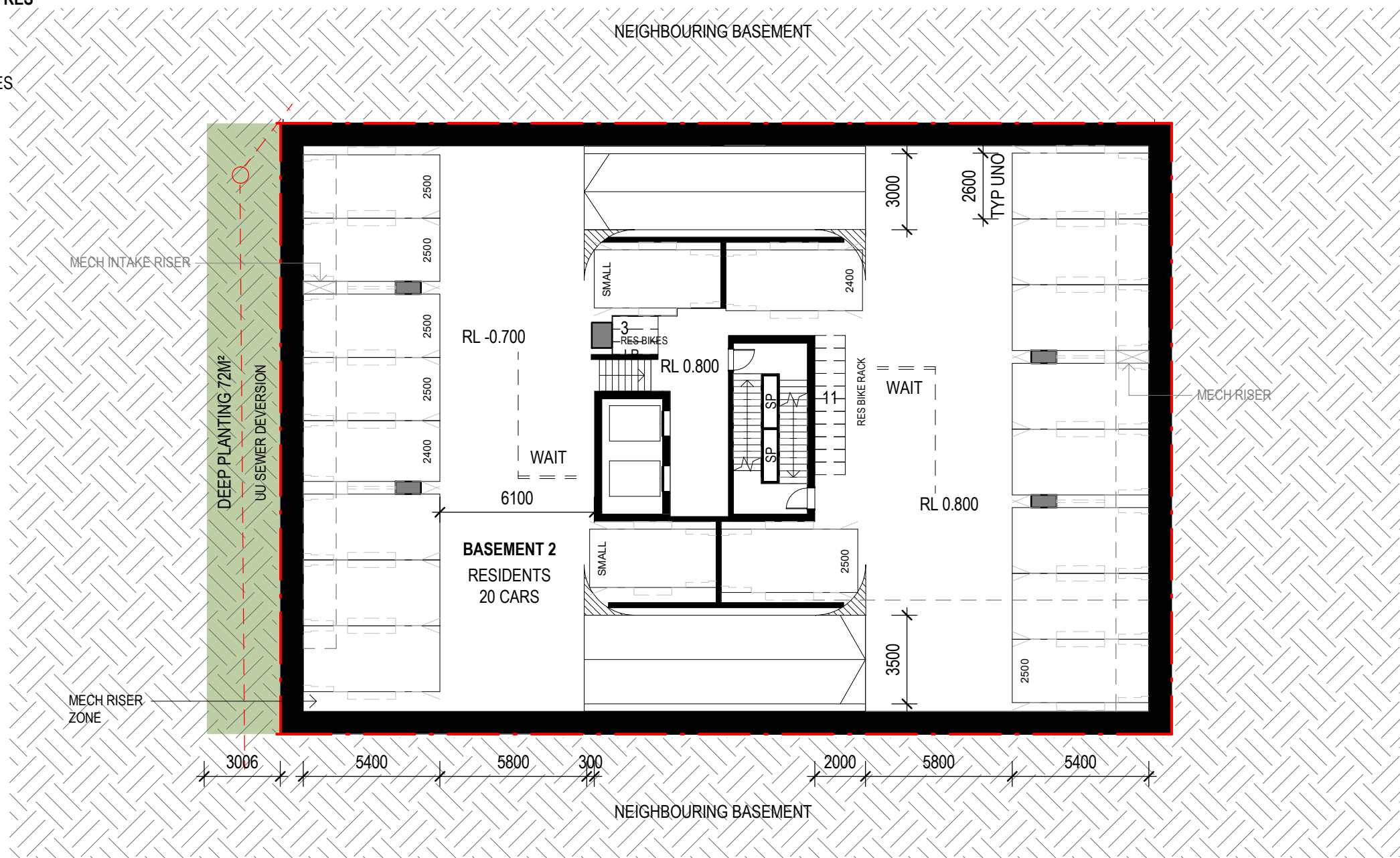
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 20.06.24
 DRAWN:
 JB
 NORTH:

 PROJECT NO:
23029
 PHASE:
DA
 DRAWING NUMBER:
AR 2.01
 REVISION:
16
C:_Revit Local\23029_12 Kyabra Street_R23_jackb@bureauproberts.com.au.rvt 21/06/2024 11:08:41 AM



CARS		
BASEMENT 3	20 RES	
BASEMENT 2	20 RES	
BASEMENT 1	5 VIS 13 RES	
GROUND	4 VIS	
PODIUM 1	19 RES	
PODIUM 2	20 RES	
TOTAL	10 VIS 89 RES	
TOTAL	99 CARS	
BIKES	14 VIS 65 RES	

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 APPLICATION REF
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BASEMENT 02



CLIENT:
FORTIS
 PROJECT:
KYABRA ST
 ADDRESS:
 12 KYABRA ST, NEWSTEAD QLD

SCALE: 1 : 200 [A3]	DATE: 20.06.24	DRAWN: JB	NORTH:
PROJECT NO: 23029	PHASE: DA	DRAWING NUMBER: AR 2.02	REVISION: 16

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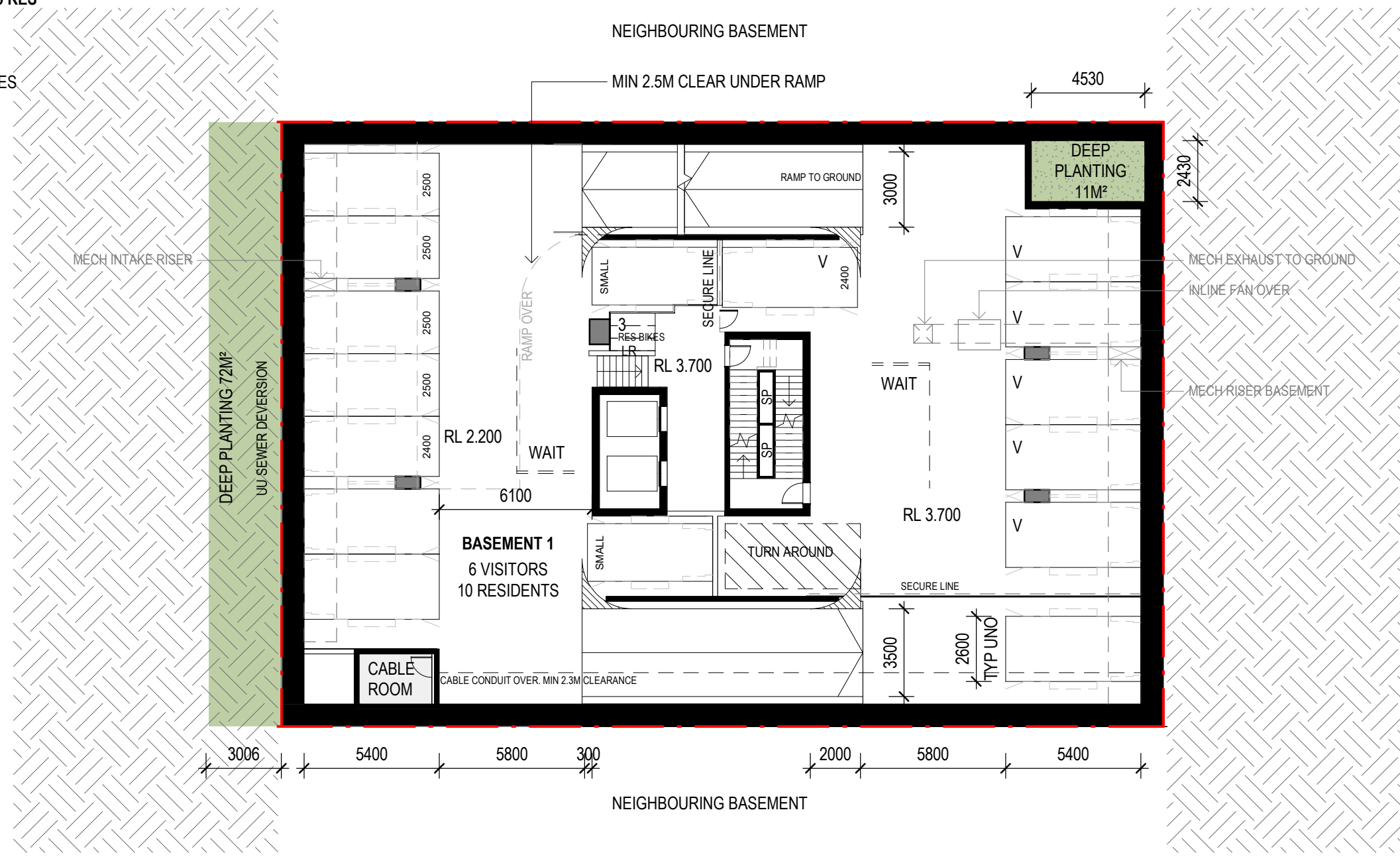
CARS		
BASEMENT 3	20 RES	
BASEMENT 2	20 RES	
BASEMENT 1	5 VIS 13 RES	
GROUND	4 VIS	
PODIUM 1	19 RES	
PODIUM 2	20 RES	

TOTAL 10 VIS 89 RES

TOTAL 99 CARS

BIKES 14 VIS 65 RES

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 24/06/2024
 APPLICATION REF
 A006555369



BASEMENT 01



CLIENT:
FORTIS
 PROJECT:
KYABRA ST
 ADDRESS:
 12 KYABRA ST, NEWSTEAD QLD

SCALE:
 1 : 200 [A3]
 DATE:
 20.06.24
 DRAWN:
 JB
 NORTH:

 PROJECT NO:
23029
 PHASE:
DA
 DRAWING NUMBER:
AR 2.03
 REVISION:
17
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CARS		
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BASEMENT 2	20 RES	
BASEMENT 1	5 VIS 13 RES	
GROUND	4 VIS	
PODIUM 1	19 RES	
PODIUM 2	20 RES	

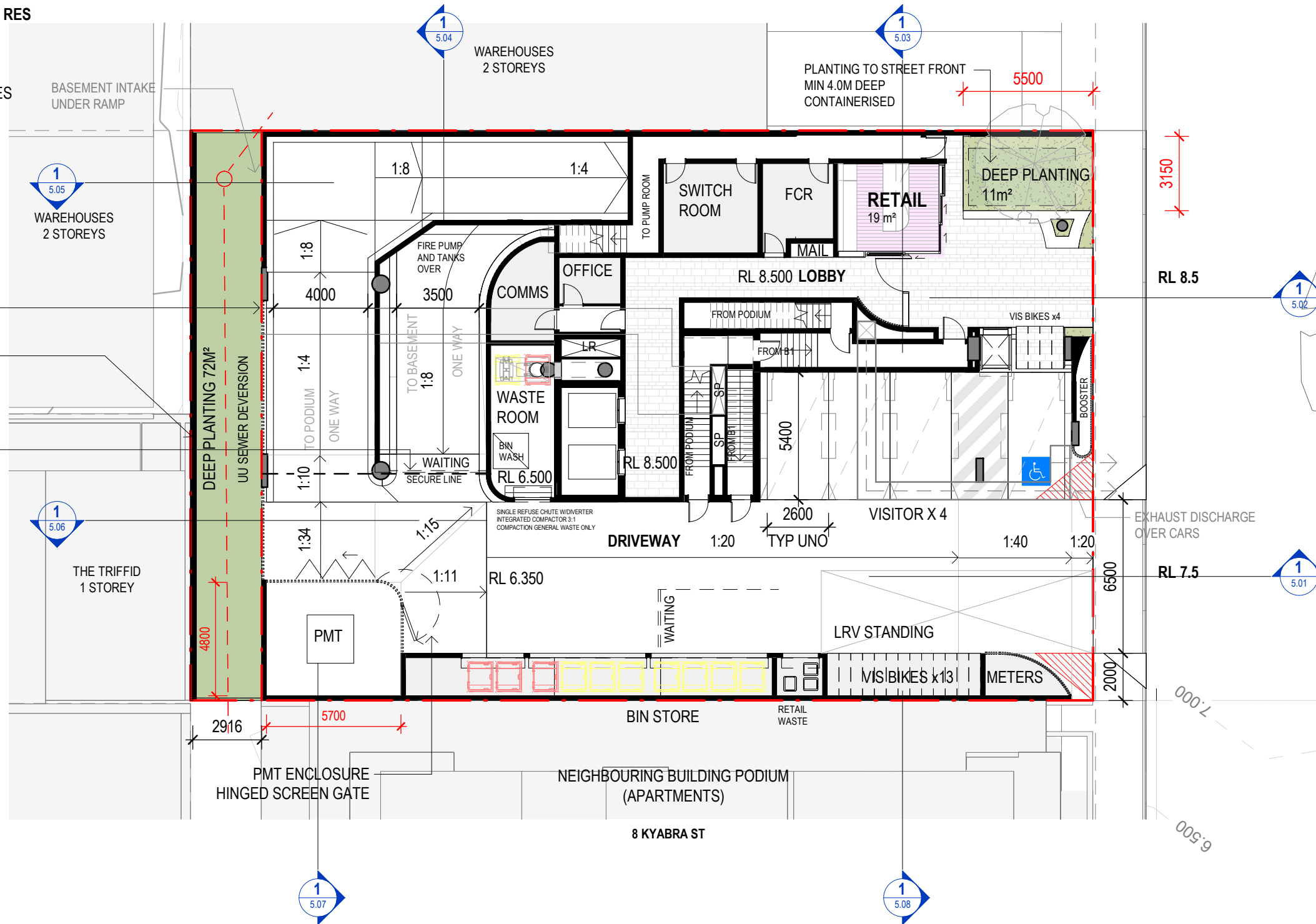
TOTAL 10 VIS 89 RES

TOTAL 99 CARS

BIKES 14 VIS 65 RES

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OPEN VENTILATED PODIUM WALL
 SOLID BOUNDARY WALL TO WEST NEIGHBOUR. REFER ACOUSTIC ENG FOR DETAILS
 SECURE LINE. TO REMAIN OPEN DURING DAY

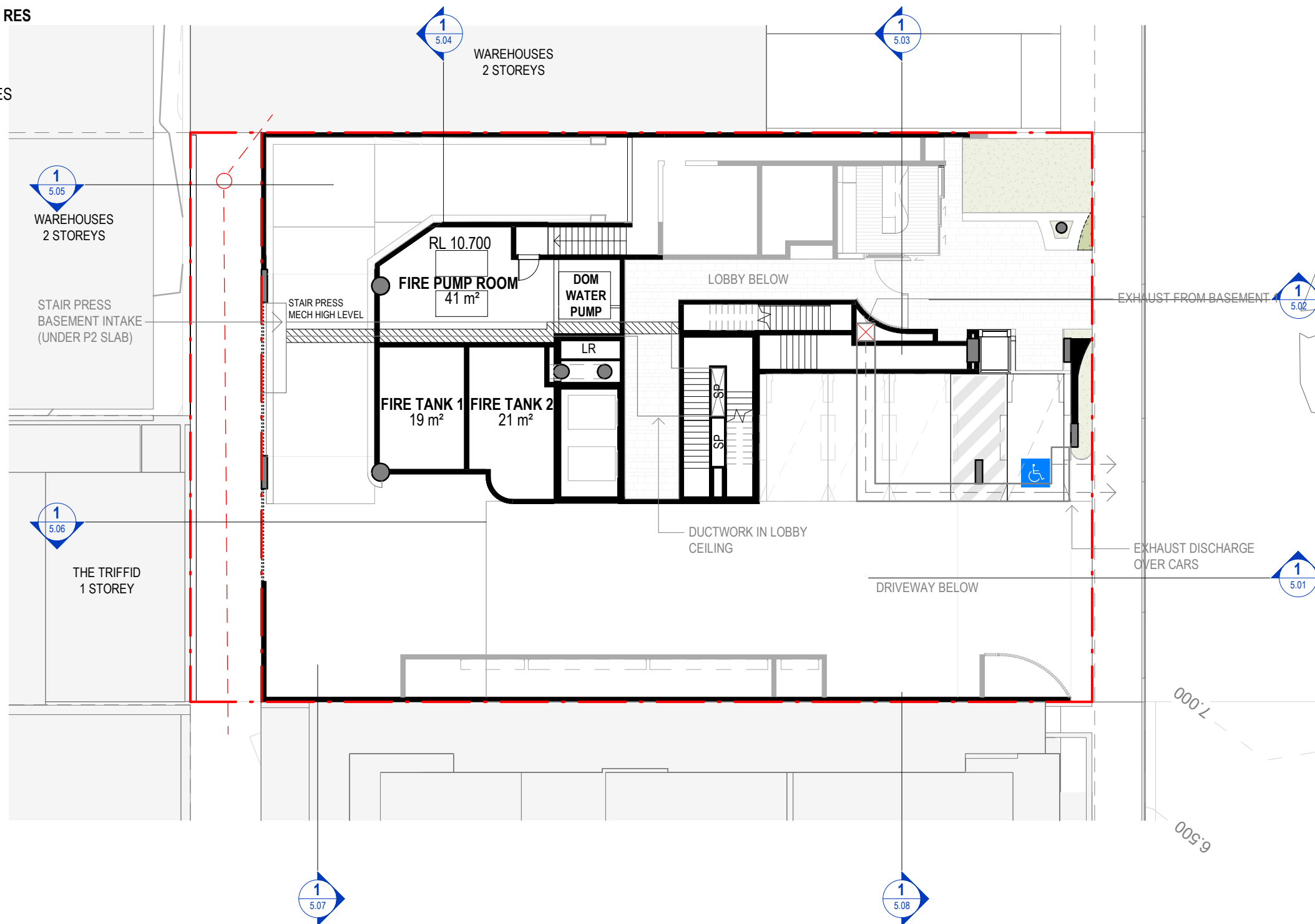


GROUND FLOOR



CARS		
BASEMENT 3	20 RES	
BASEMENT 2	20 RES	
BASEMENT 1	5 VIS	13 RES
GROUND	4 VIS	
PODIUM 1		19 RES
PODIUM 2		20 RES
TOTAL	10 VIS	89 RES
TOTAL	99 CARS	
BIKES	14 VIS	65 RES

BCC DS
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 24/06/2024
 APPLICATION REF
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MEZZANINE



CLIENT:
FORTIS
 PROJECT:
KYABRA ST
 ADDRESS:
 12 KYABRA ST, NEWSTEAD QLD

SCALE: 1 : 200 [A3]	DATE: 20.06.24	DRAWN: JB	NORTH:
PROJECT NO: 23029	PHASE: DA	DRAWING NUMBER: AR 2.04A	REVISION: 3

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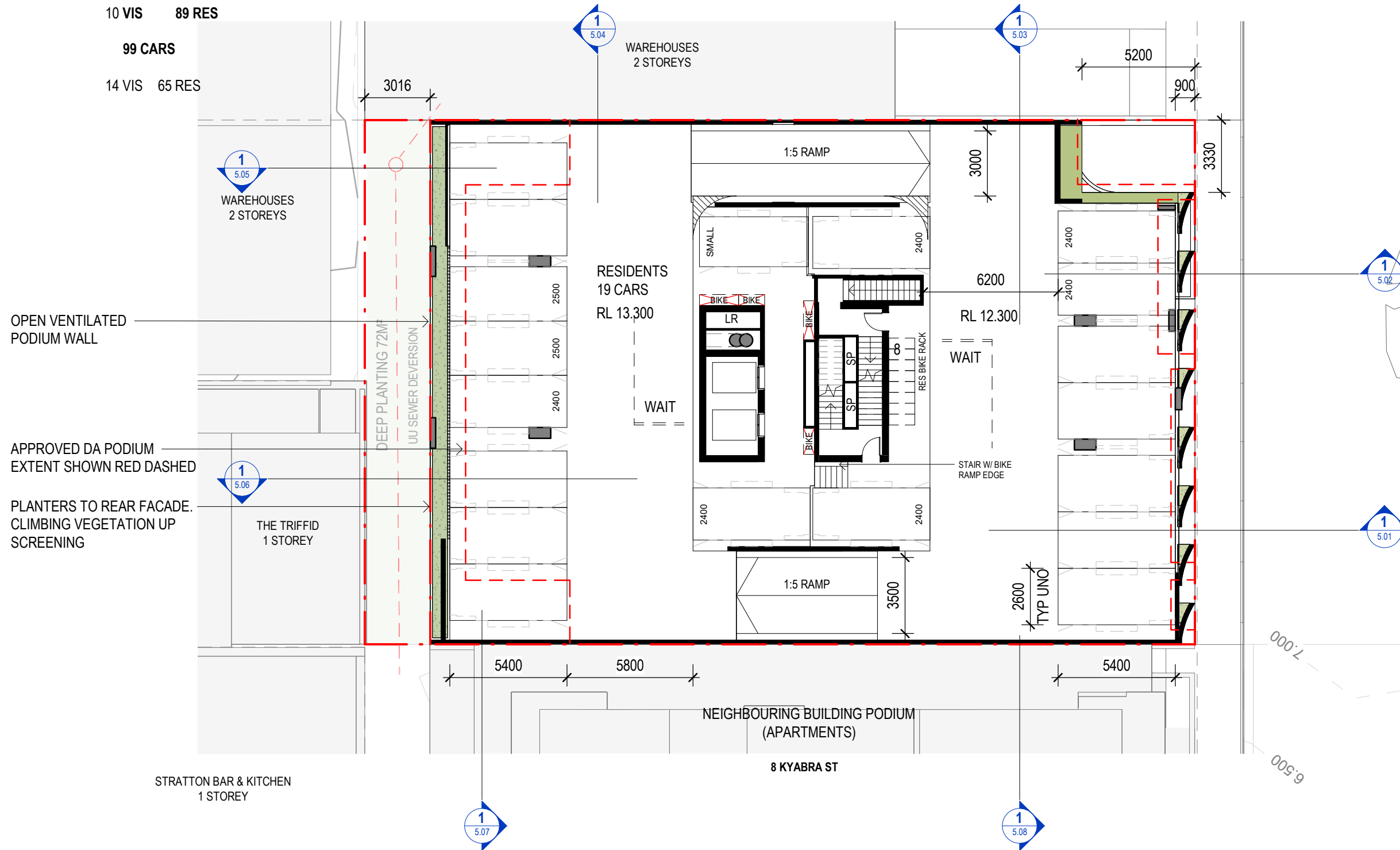
CARS		
BASEMENT 3	20 RES	
BASEMENT 2	20 RES	
BASEMENT 1	5 VIS	13 RES
GROUND	4 VIS	
PODIUM 1		19 RES
PODIUM 2		20 RES

TOTAL 10 VIS 89 RES

TOTAL 99 CARS

BIKES 14 VIS 65 RES

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 APPLICATION REF
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LEVEL 02 - PODIUM



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KYABRA ST
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 12 KYABRA ST, NEWSTEAD QLD

SCALE:
 1 : 200 [A3]
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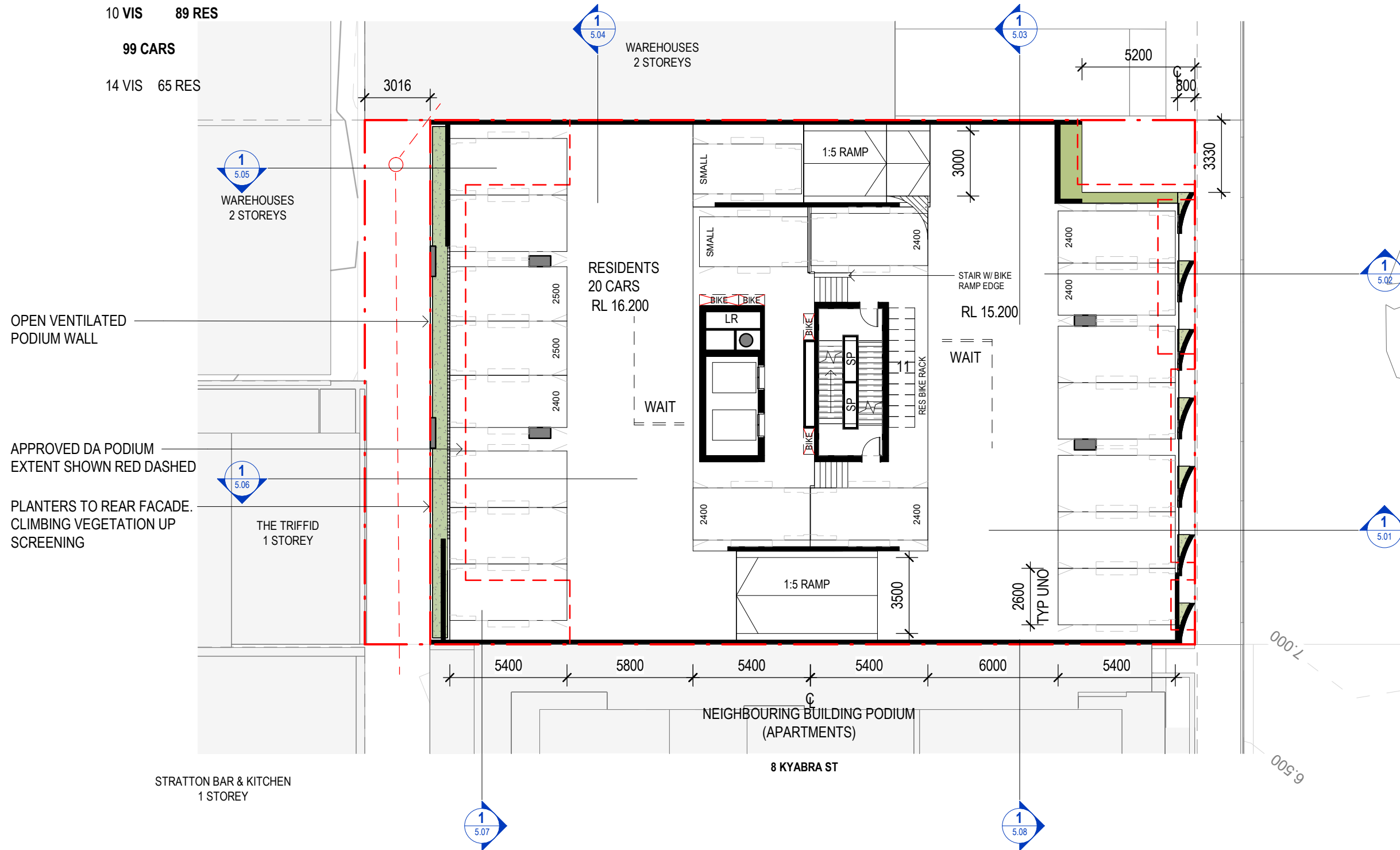
CARS		
BASEMENT 3		20 RES
BASEMENT 2		20 RES
BASEMENT 1	5 VIS	13 RES
GROUND	4 VIS	
PODIUM 1		19 RES
PODIUM 2		20 RES

TOTAL 10 VIS 89 RES

TOTAL 99 CARS

BIKES 14 VIS 65 RES

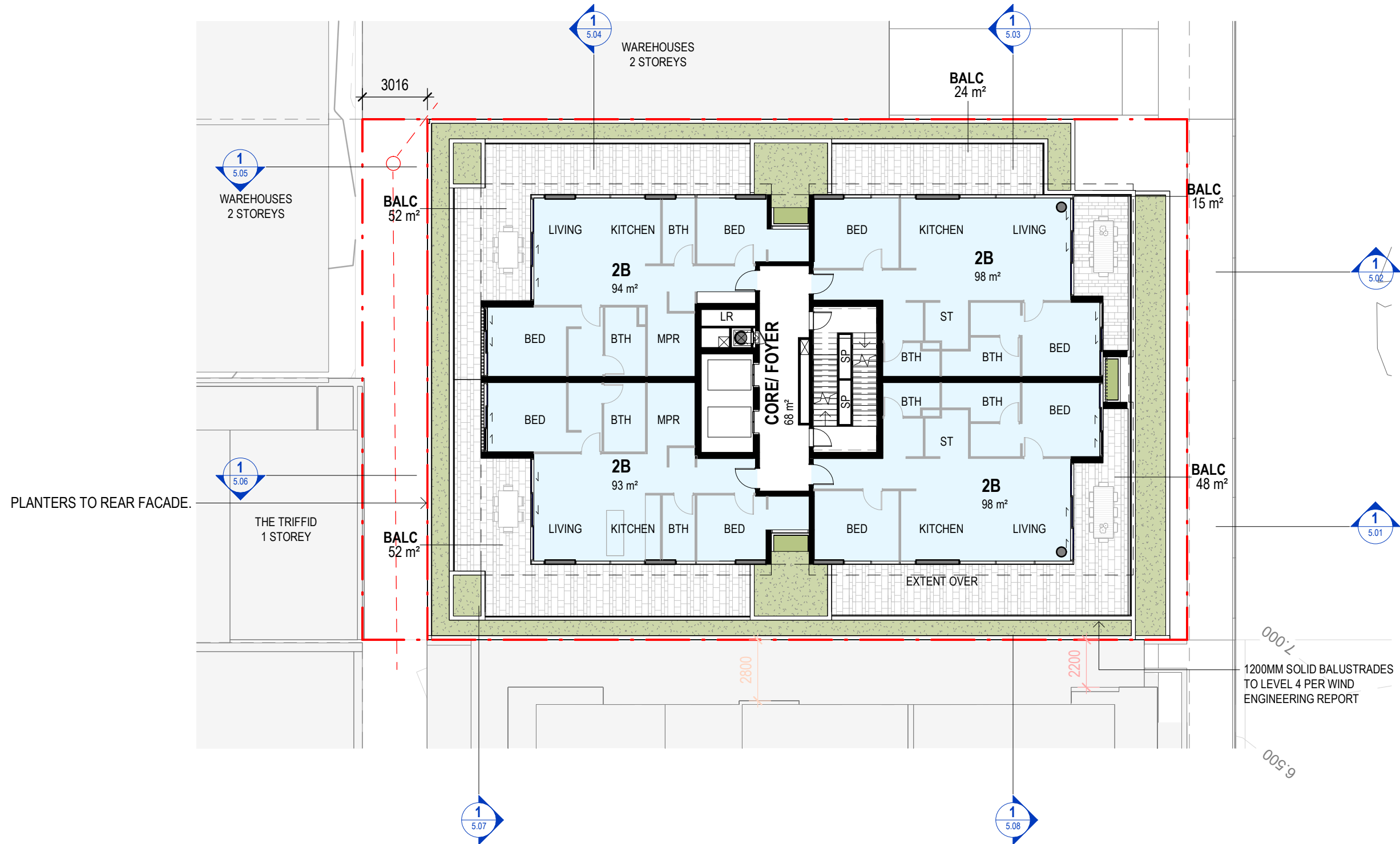
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 A006555369



LEVEL 03 - PODIUM



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LEVEL 04 - PODIUM APARTMENTS



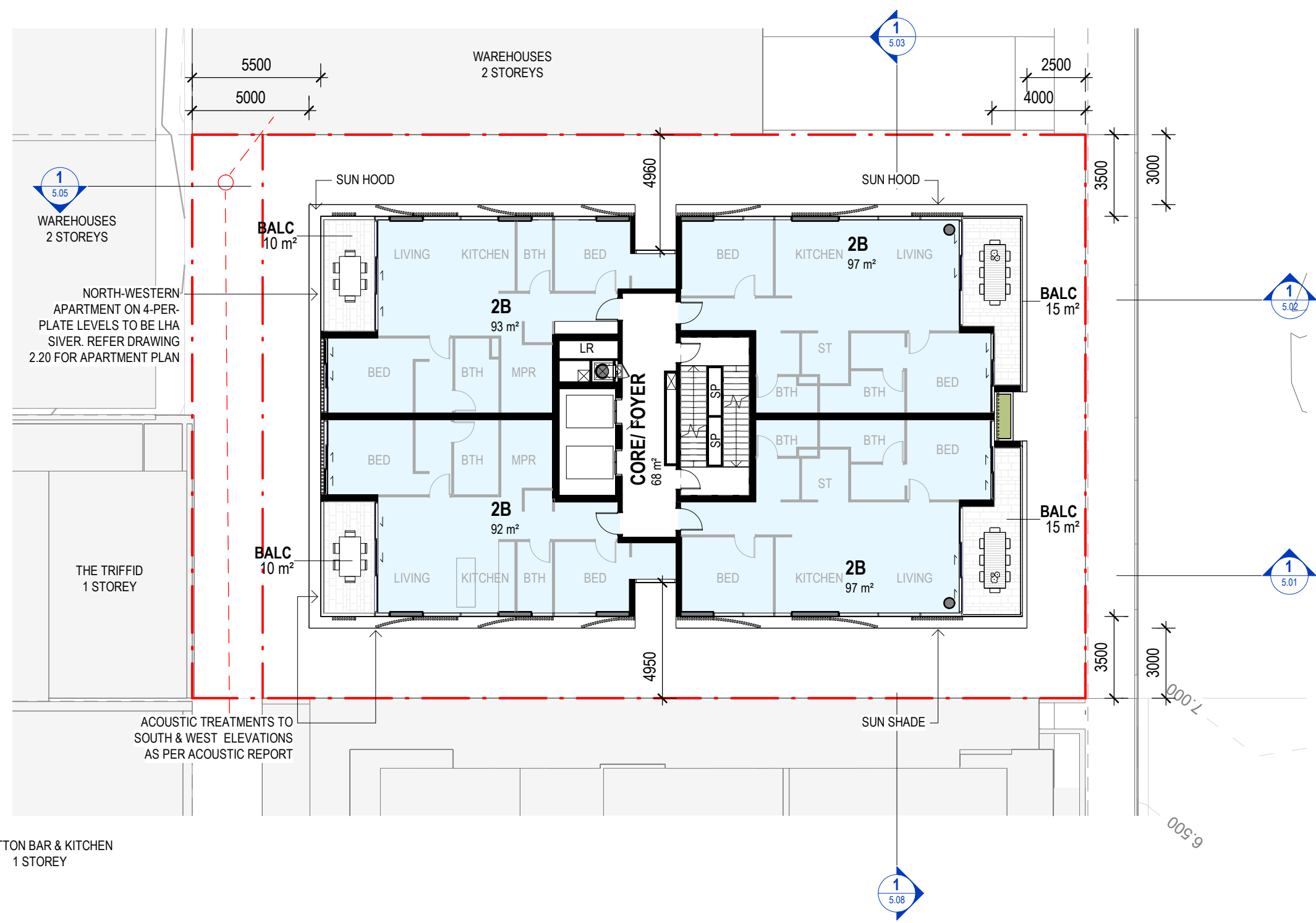
CLIENT:
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 PROJECT:
KYABRA ST
 ADDRESS:
 12 KYABRA ST, NEWSTEAD QLD

SCALE:
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 NORTH:

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23029
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17
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LEVEL 06 - TYPICAL LOWER TYPE 2



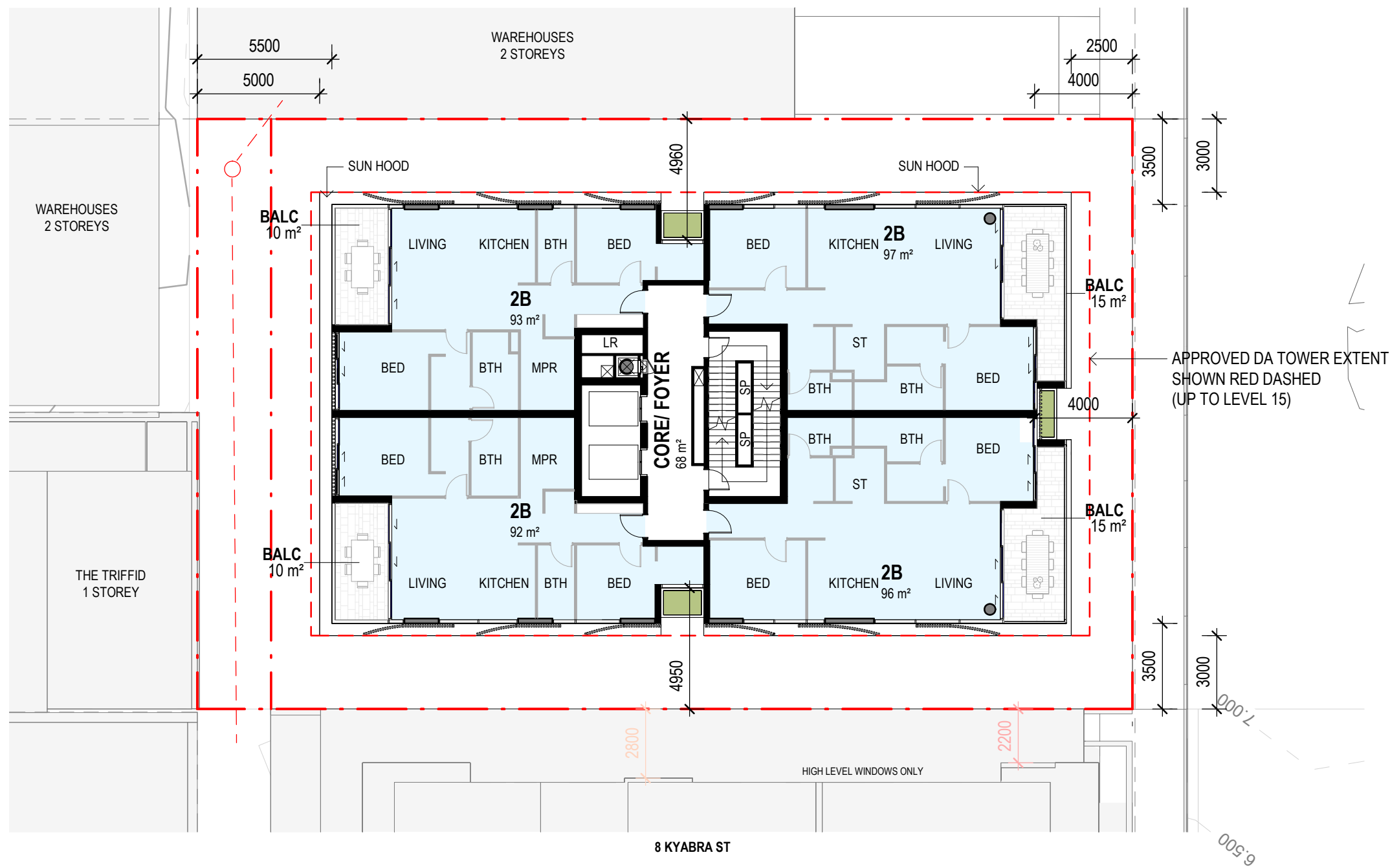
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 PROJECT:
KYABRA ST
 ADDRESS:
 12 KYABRA ST, NEWSTEAD QLD

SCALE:
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 20.06.24
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 PROJECT NO:
23029
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AR 2.08
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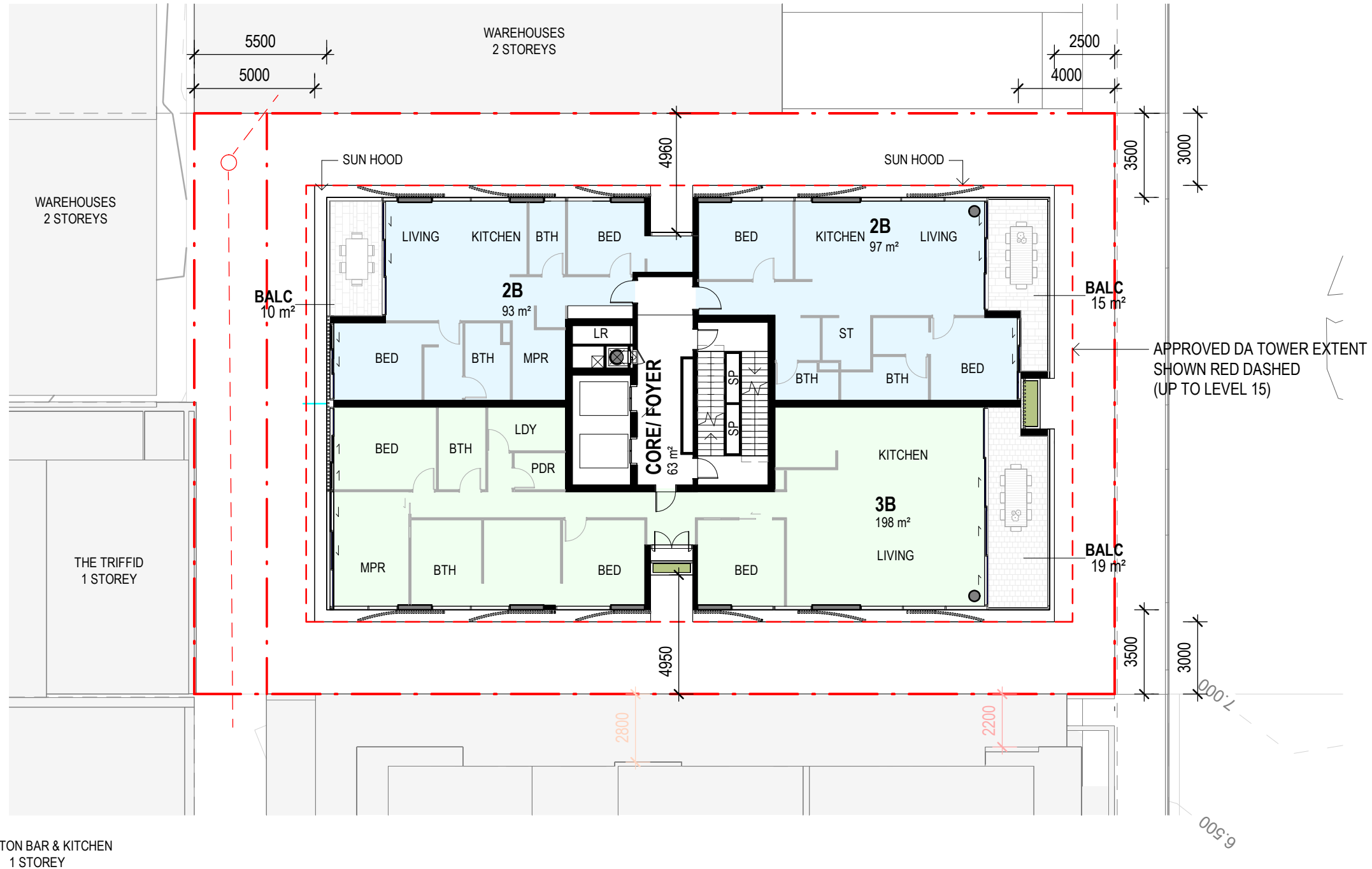
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 APPLICATION REF
 A006555369



LEVEL 07 - TYPICAL LOWER



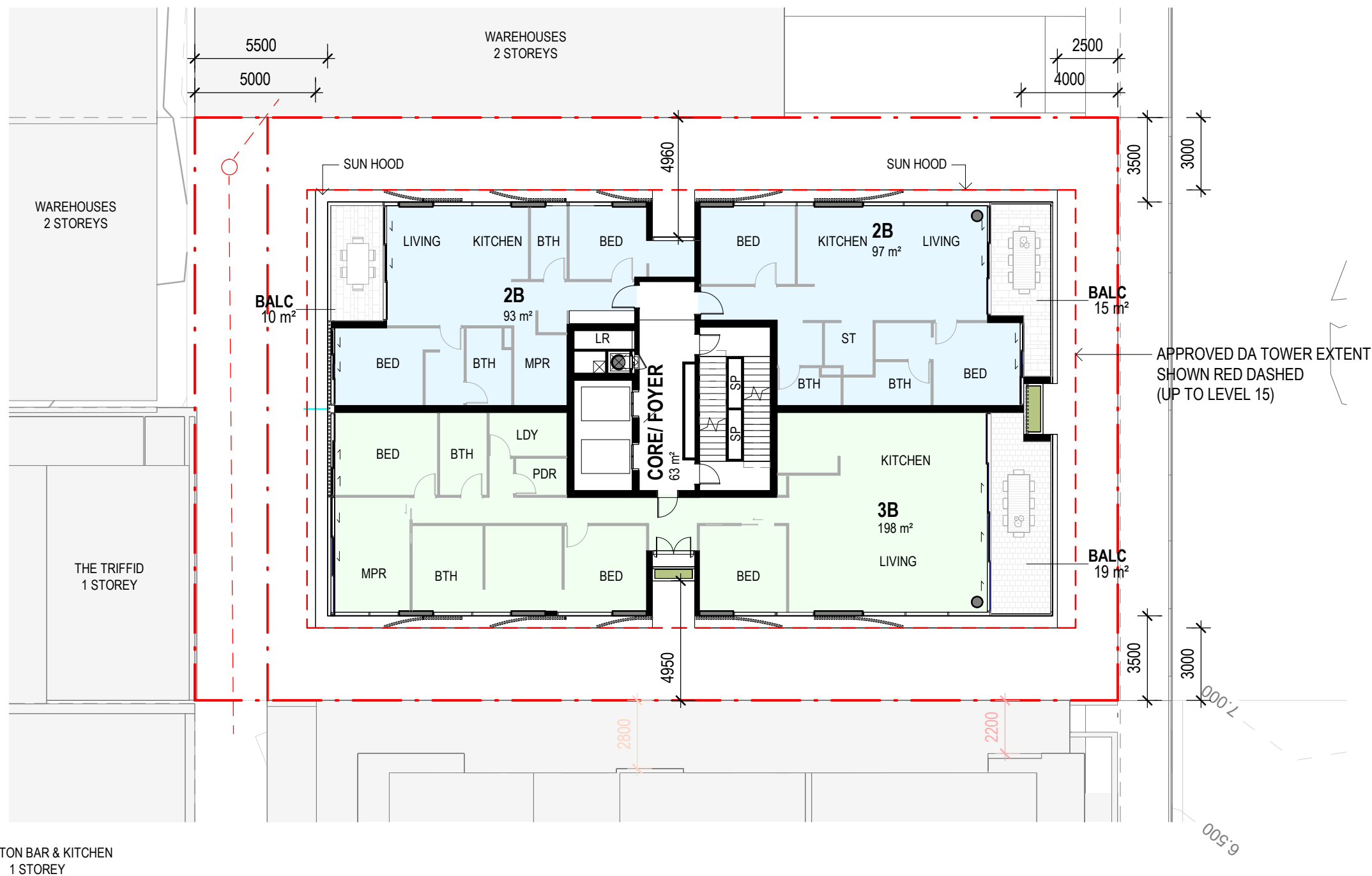
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 A006555369



LEVEL 15 - TYPICAL UPPER



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LEVEL 17 - TYPICAL UPPER TYPE 2 - SCREENING VARIATION



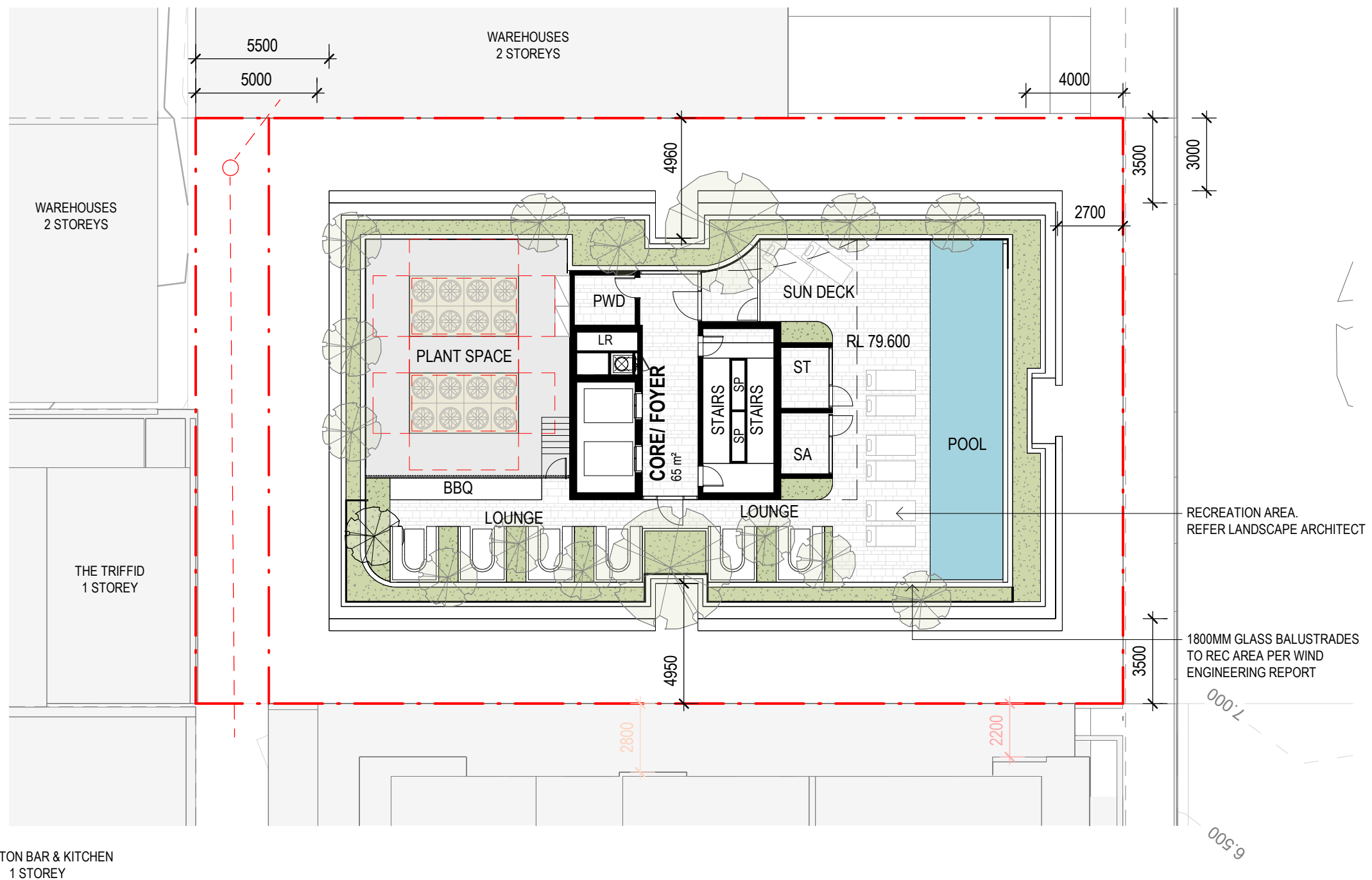
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 PROJECT:
KYABRA ST
 ADDRESS:
 12 KYABRA ST, NEWSTEAD QLD

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21/06/2024 11:09:31 AM



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LEVEL 23 - RECREATION



CLIENT:
FORTIS

PROJECT:
KYABRA ST

ADDRESS:
12 KYABRA ST, NEWSTEAD QLD

SCALE:
1 : 200 [A3]

DATE:
20.06.24

DRAWN:
JB

NORTH:

PROJECT NO:
23029

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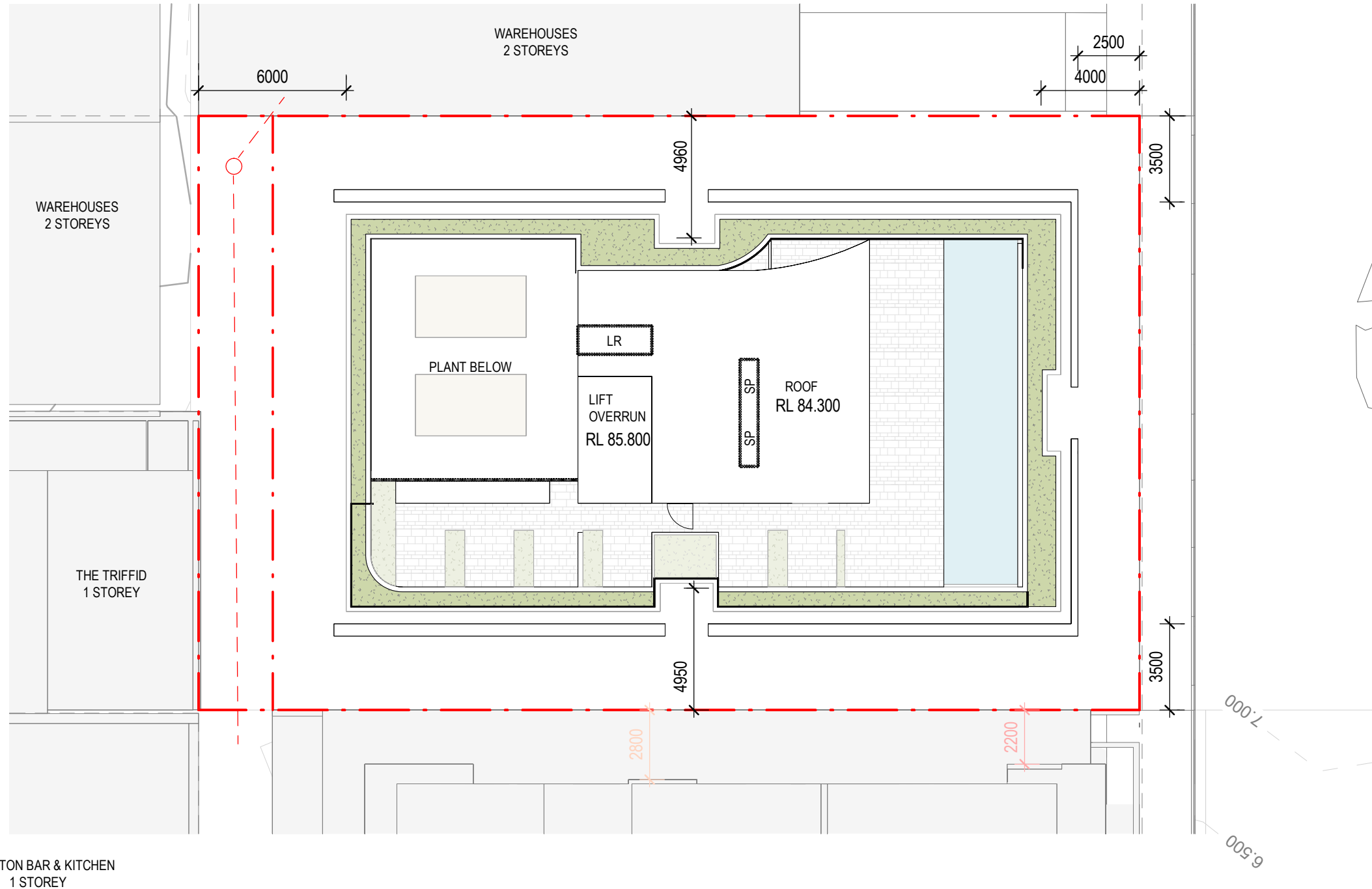
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9

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21/06/2024 11:09:36 AM



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 A006555369



ROOF PLAN



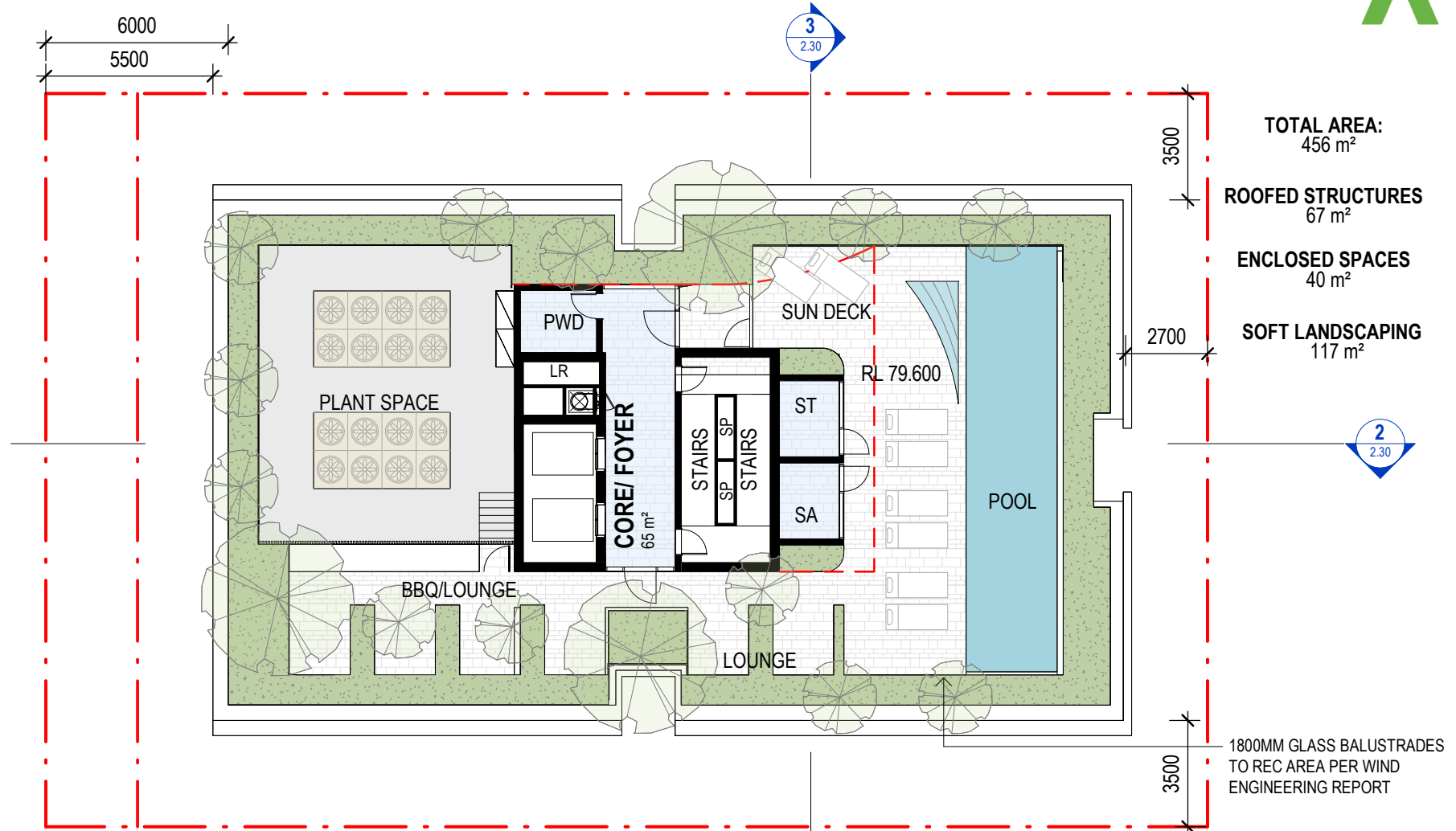
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 APPLICATION REF
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BCC CRITERIA:

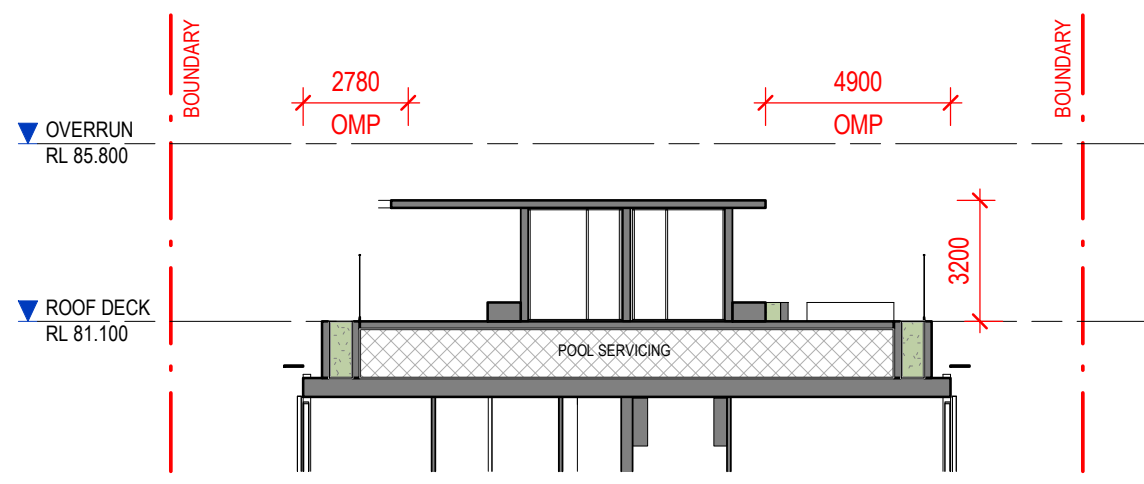
- 456m² **OVERALL AREA OF ROOFTOP**
- 117m² / **25.6%** MINIMUM OF 15% SOFT LANDSCAPING
- 67m² / **14.6%** MAXIMUM 40% OF ROOFTOP FOR ALL ROOFED STRUCTURES
- 40m² / **8.7%** MAXIMUM 30% GFA OF ROOFTOP FOR FULLY ENCLOSED STRUCTURES

MAXIMUM HEIGHTS OF:

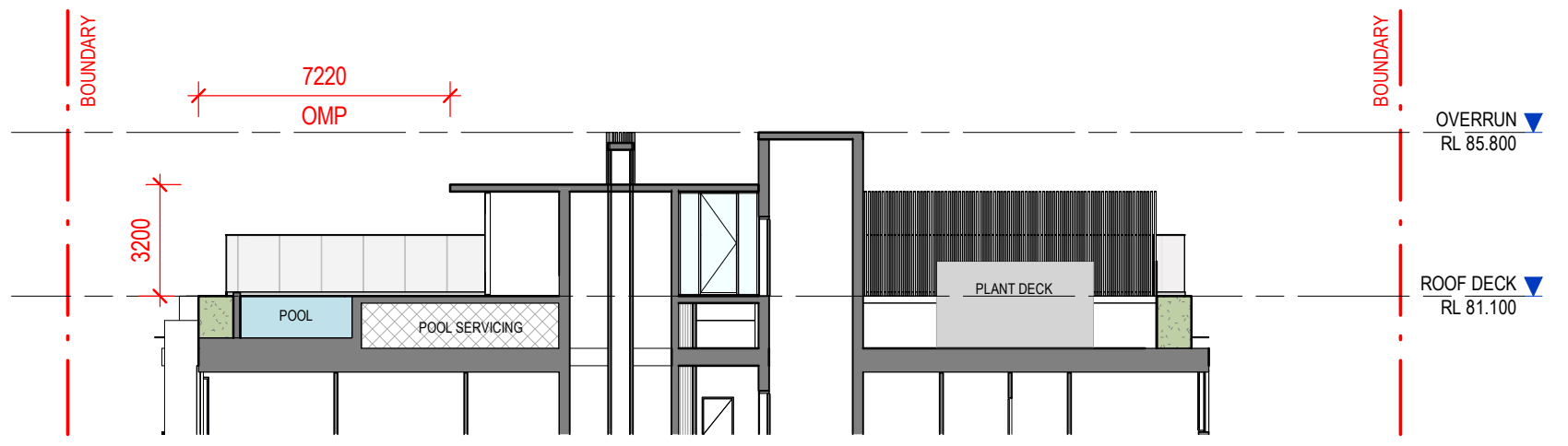
- 3.5m FOR POOL, DECK OR FLOOR LEVELS
- 3.5m FOR STRUCTURES WITHIN 3m OF OUTERMOST POINT PROJECTION OF ROOFTOP
- 6m WHERE FURTHER THAN 3m FROM OUTERMOST POINT PROJECTION OF ROOFTOP



1 ROOF DECK - DIAGRAM
 2.30 1:200



3 ROOF DIAGRAM
 2.30 1:200



2 ROOF DIAGRAM
 2.30 1:200

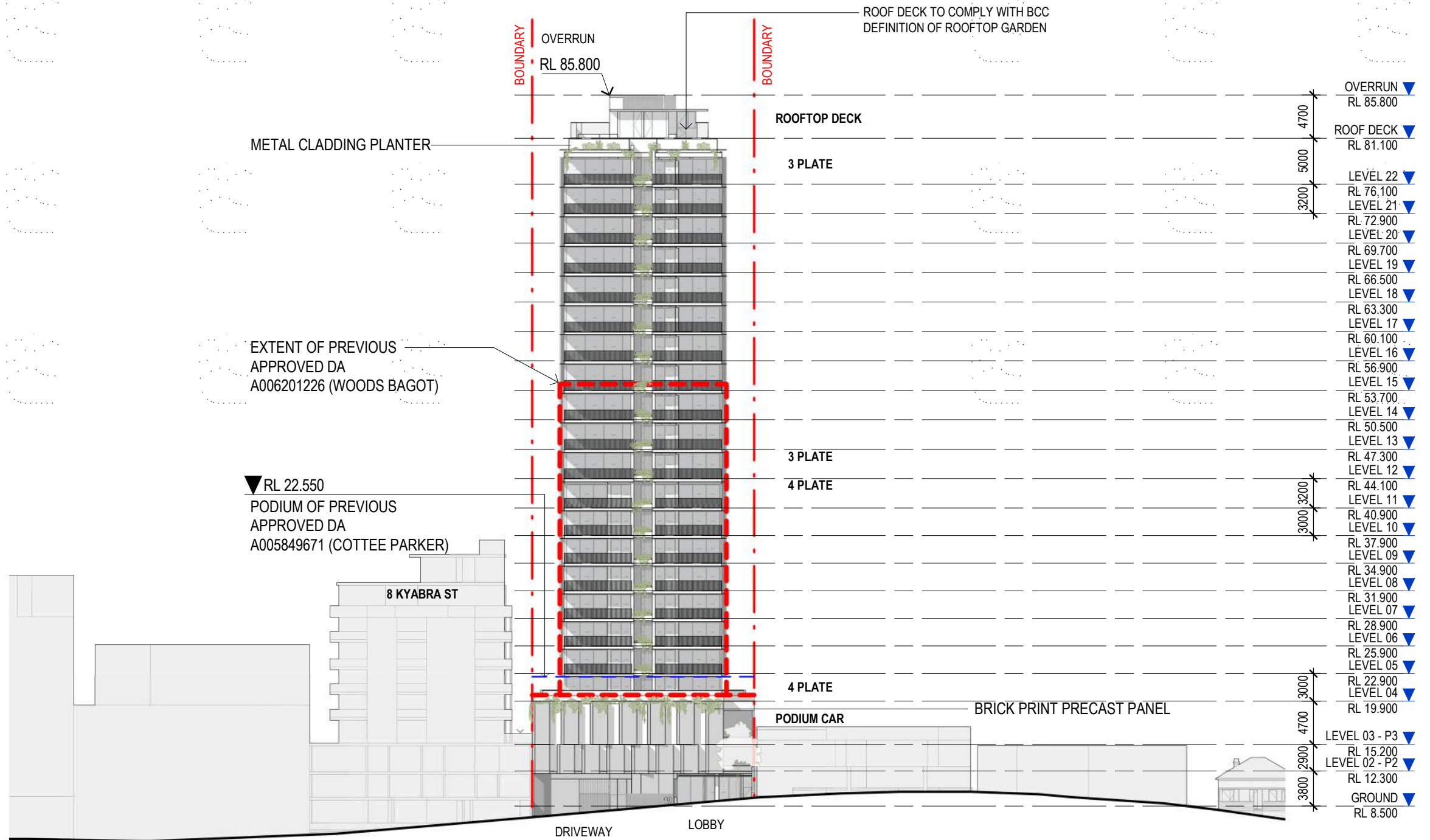
ROOFTOP DIAGRAM



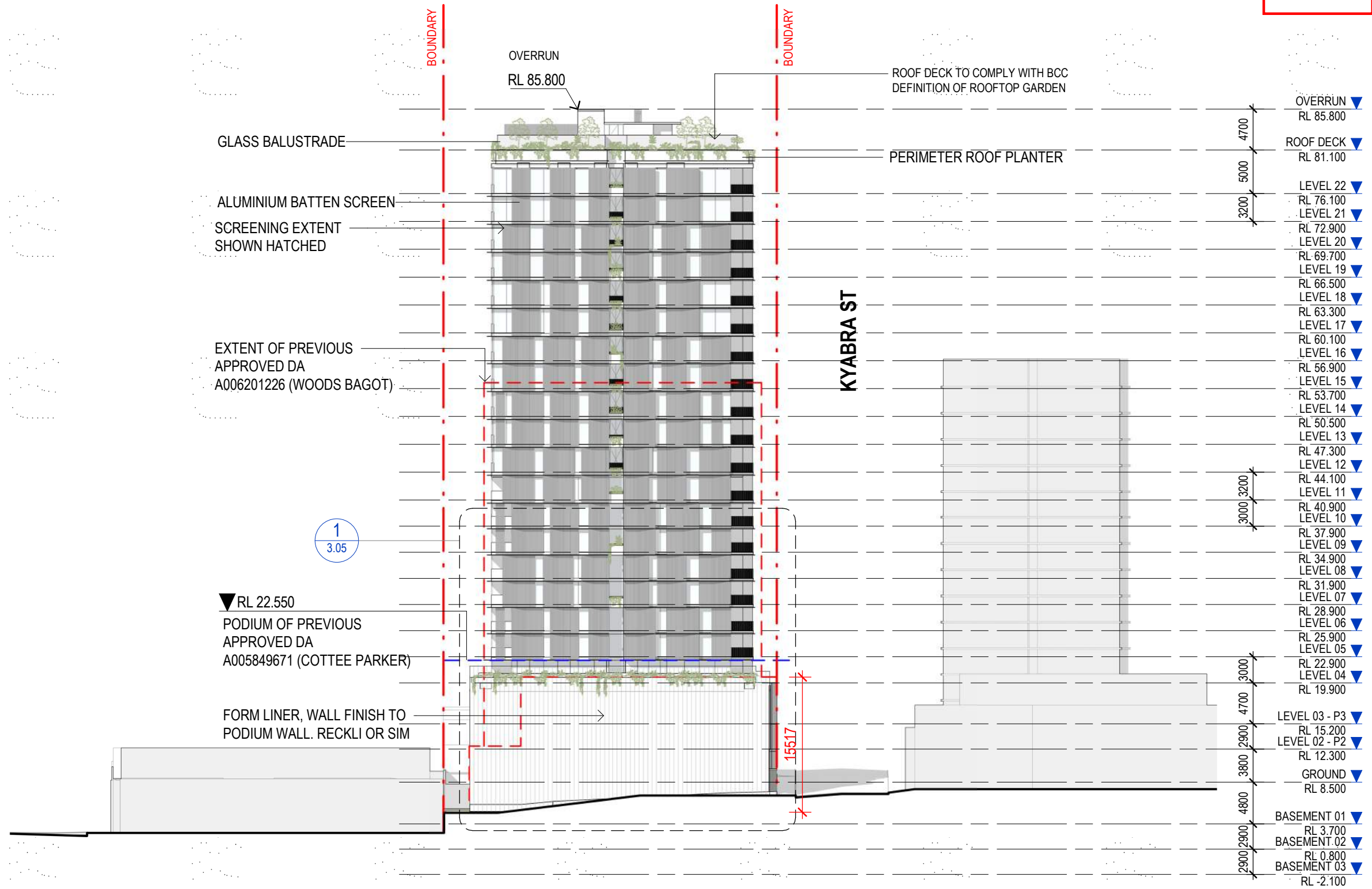
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FORTIS
 PROJECT:
KYABRA ST
 ADDRESS:
 12 KYABRA ST, NEWSTEAD QLD

SCALE:
 As [A3] indicated
 DATE:
 20.06.24
 DRAWN:
 JB
 NORTH:

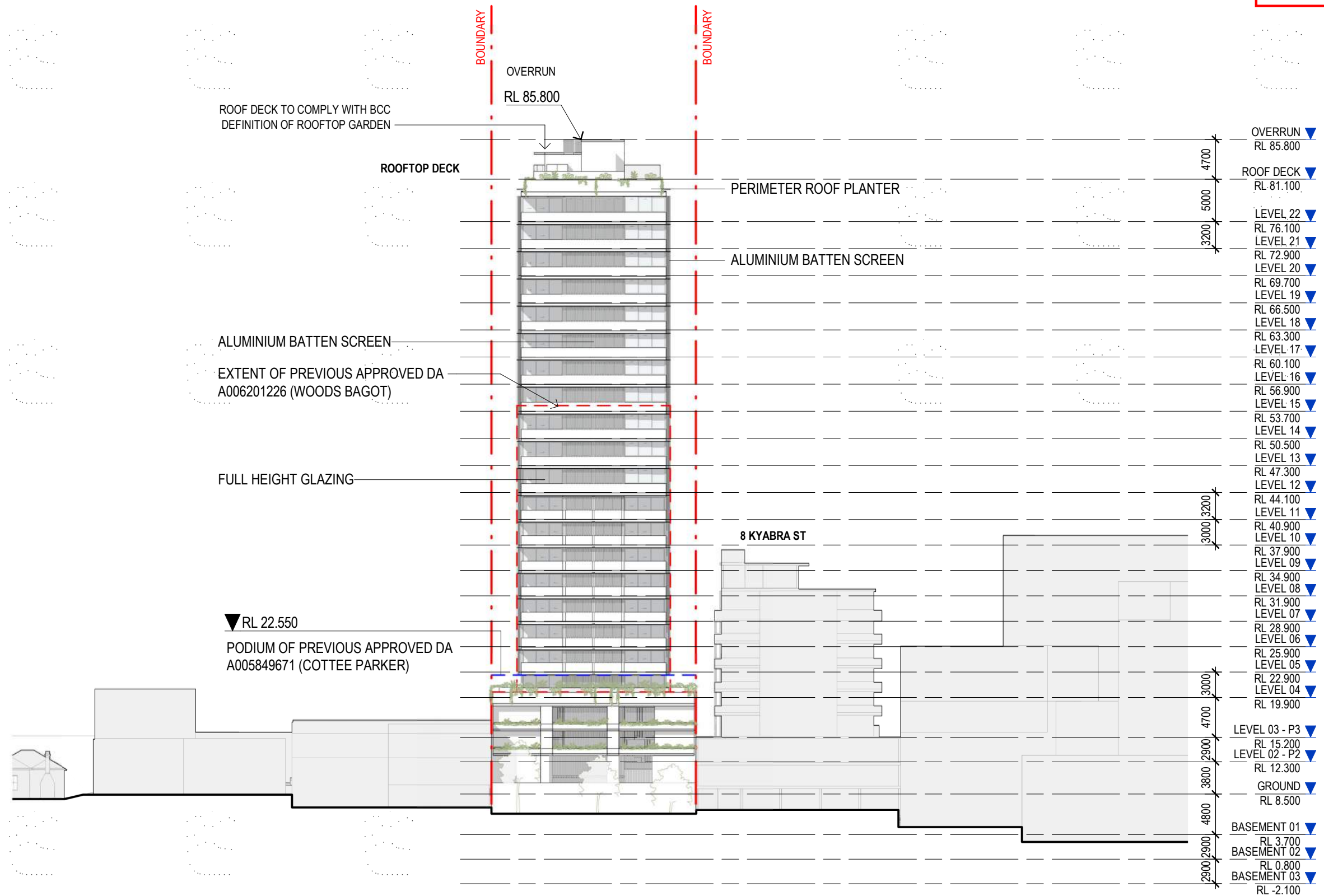
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 REVISION:
3
 C:_Revit Local\23029_12 Kyabra Street_R23_jackb@bureauproberts.com.au.nvt
 21/06/2024 11:09:54 AM



EAST ELEVATION



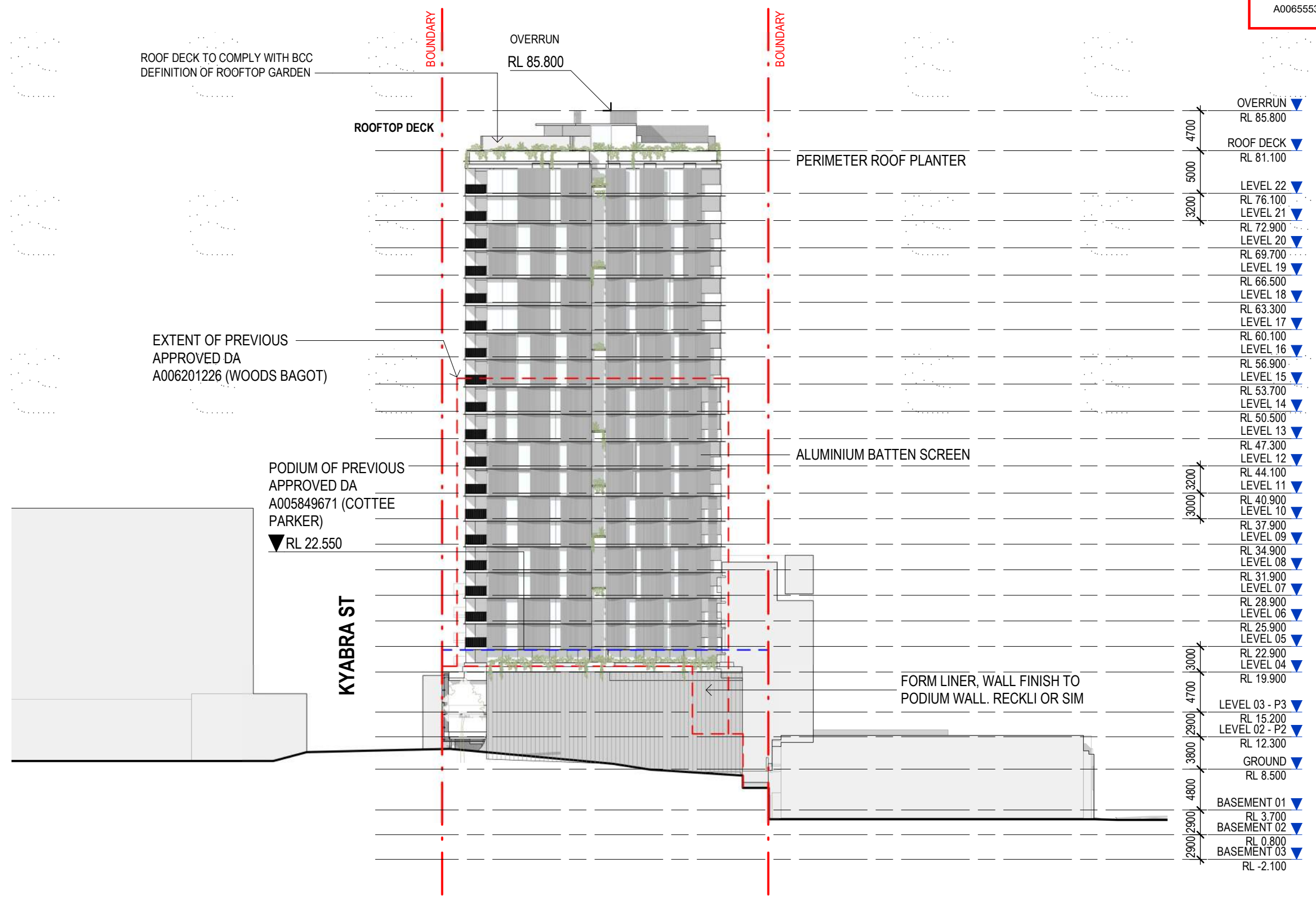
SOUTH ELEVATION



WEST ELEVATION



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 24/06/2024
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 A006555369



NORTH ELEVATION



CLIENT:
FORTIS
 PROJECT:
KYABRA ST
 ADDRESS:
 12 KYABRA ST, NEWSTEAD QLD

SCALE:
 1 : 500 [A3]
 DATE:
 20.06.24
 DRAWN:
 JB
 PROJECT NO:
23029
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12
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